

**BIRCH CREEK FOREST PROPERTIES, INC.**  
**MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS**  
**AUGUST 1, 2020**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, AUGUST 1, 2020 AT 8:02 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. ASST. SECRETARY DAVE SMITH WAS ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD JUNE 6, 2020 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY MELVIN LEHMANN AND SECONDED BY JOHN DUNKLEMAN. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF JULY 31, 2020 WAS GIVEN BY MELVIN LEHMANN. UPON MOTION BY MELVIN LEHMANN AND SECONDED BY JOHN DUNKLEMAN, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

**COMMITTEE REPORTS:**

**ABATEMENT:** NONE

**ARCHITECTURAL:** NONE

**GRIEVANCE:** ONE

A PROPERTY OWNER SUBMITTED A WRITTEN GRIEVANCE COMPLAINING THAT HIS NEIGHBOR OPERATES A CAR REPAIR BUSINESS, CONTRARY TO DEED RESTRICTIONS. PRESIDENT LEHMANN STATED THAT HE WILL SEND A CERTIFIED LETTER TO HIS NEIGHBOR, AS PER OUR ATTORNEY'S ADVICE.

**BUILDING RENTAL:** ONE, AUGUST 9, 2020

**SWIMMING POOL:**

JERRY POTENZA REPORTED THAT THE POOL IS IN GOOD CONDITION. HE NOTED THAT THE SECOND CHLORINATOR PREVENTS ALGAE FROM ACCUMULATING. THANKS TO MELVIN LEHMANN, JIMMY HINDMAN AND OTHERS FOR FIXING THE POOL GATE. THE NEW ACCESS CARD SHOULD WORK RELIABLY FROM NOW ON.

**OLD BUSINESS:**

1. THE MAINTENANCE FEE STATEMENTS FOR 2020 WERE MAILED OUT LAST OCTOBER. FEES WERE DUE ON JANUARY 31, 2020. A LATE CHARGE OF \$10.00 PER LOT HAS BEEN ASSESSED AND NEW STATEMENTS HAVE BEEN SENT OUT. A PAYMENT PLAN CAN BE ARRANGED FOR ANY PROPERTY OWNER WHO IS IN ARREARS. PLEASE CALL THE HOA OFFICE AT (979) 535 - 8978.

2. THE NEW KEY CARDS FOR ACCESS TO BOTH THE DUMP AND THE POOL ARE NOW AVAILABLE. PROPERTY OWNERS ARE ASKED TO STOP BY THE HOA OFFICE AND PICK UP THEIR NEW CARD.

3. SOME PROPERTY OWNERS HAVE ASKED FOR AN ADDITIONAL NEW KEY CARD FOR ACCESS TO THE DUMP / POOL. FOR THE CONVENIENCE OF PROPERTY OWNERS, MELVIN LEHMANN MADE A MOTION TO PERMIT PROPERTY OWNERS TO HAVE A SEPARATE CARD FOR THE DUMP AND ANOTHER CARD FOR THE POOL, IF THEY CHOOSE. BECAUSE NEW KEY CARDS HAVE TO BE PURCHASED IN BULK, A CHARGE OF \$25.00 WOULD BE ASSESSED FOR THE ADDITIONAL CARD; THE SAME TO REPLACE A LOST CARD. JOHN DUNKLEMAN SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

4. THE BOARD ALSO DISCUSSED A POLICY FOR RETURNED CHECKS FOR NON SUFFICIENT FUNDS (NSF). MELVIN LEHMANN MADE A MOTION TO CHARGE \$25.00. CHRIS HENNING SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

**NEW BUSINESS:**

**ANNUAL SEPTEMBER ELECTIONS:** PRESIDENT LEHMANN YIELDED THE FLOOR TO SECRETARY JOHN DUNKLEMAN WHO NOTED THAT THE TERMS OF SERVICE (TWO YEARS) FOR TWO DIRECTORS (CHRIS HENNING, MELVIN LEHMANN) EXPIRE AT THE END OF AUGUST.

JOHN ASKED THE NOMINATING COMMITTEE, APPOINTED IN JUNE, FOR NOMINATIONS FOR THESE TWO OPEN POSITIONS.

**NEW BUSINESS: (continued)**

JOHN SCHOELLMAN, A COMMITTEE MEMBER, NOMINATED CHRIS HENNING AND MELVIN LEHMANN TO FILL THESE POSITIONS. JOHN DUNKLEMAN THEN ASKED IF ANY PROPERTY OWNER WISHED TO NOMINATE ANYONE IN ADDITION TO THESE TWO. HE NOTED THAT SINCE NO ONE ELSE VOLUNTEERED, THE ELECTION FOR THE TWO POSITIONS WOULD BE UNCONTESTED. JOHN FURTHER STATED THAT ACCORDING TO BY-LAWS (ARTICLE IV, SECTION 1) AND THE LAWS OF THE STATE OF TEXAS, WRITTEN / SIGNED BALLOTS ARE NOT REQUIRED FOR UNCONTESTED RACES. THE NOMINEES CAN BE RATIFIED BY VOTE OF MEMBERSHIP AT THE ANNUAL MEETING.

JOHN THEN ASKED EACH NOMINEE TO MAKE A SHORT STATEMENT BEFORE YIELDING THE FLOOR BACK TO PRESIDENT LEHMANN.

**COMMENTS FROM THE BOARD:**

1. MELVIN NOTED THAT ELECTRICAL WORK AT THE POOL HAS BEEN COMPLETED WHICH INCLUDES REWIRING BREAKER PANELS / INSTALLATION OF FANS / LIGHTS IN THE RESTROOMS.
2. MELVIN NOTED SEVERAL DEAD TREES NEED REMOVAL. THOSE AT THE DUMP AND PARK ARE BEING REMOVED BY VOLUNTEERS. LARGER TREES AT THE HELIPAD, FIRE STATION, AND WATER YARD ARE BEING REMOVED BY CONTRACT LABOR FOR \$1,600.00 WHICH IS SHARED EQUALLY WITH THE V.F.D. AND M.U.D. MELVIN RECEIVED THREE BIDS AND THIS WAS THE LOWEST BID. MELVIN ASKED THE BOARD FOR A MOTION TO APPROVE. DENISE APOSTOLO MADE A MOTION TO APPROVE, SECONDED BY JOHN DUNKLEMAN WHICH PASSED UNANIMOUSLY.

**COMMENTS FROM THE FLOOR:**

1. A PROPERTY OWNER ASKED THE BOARD ON THE STATUS OF LETTERS BEING SENT TO PROPERTY OWNERS NOT ADHERING TO DEED RESTRICTIONS. MELVIN EXPLAINED THAT THEY ARE BEING SENT BY CERTIFIED MAIL WITH FOLLOW- UP LETTERS AT 30 DAY INTERVALS. MELVIN ALSO SAID THAT A WORKSHOP WILL BE SCHEDULED WITH OUR ATTORNEY TO FAMILIARIZE THE BOARD WITH CURRENT HOA LAW.
2. A PROPERTY OWNER ASKED ABOUT A RUMOR OF AN OIL WELL LOCATED IN THE LAKE. MELVIN STATED EVERYONE IS OPPOSED TO THIS AS IT IS THE SOURCE OF BRENHAM’S WATER.
3. AFTER A GENERAL DISCUSSION FOR A COST EFFECTIVE WAY TO REMOVE THE TENNIS COURTS, MELVIN MADE A MOTION TO SOLICIT BIDS FOR THE WORK. THE BID ACCEPTED WOULD LATER BE SUBJECT TO ANOTHER VOTE BY THE BOARD. DENISE APOSTOLO SECONDED THE MOTION AND THE BOARD APPROVED BY MAJORITY VOTE.
4. MELVIN IDENTIFIED A NEED TO HAVE A SMALL BULLETIN BOARD, DISPLAYING HOA BUSINESS, AT THE HOA OFFICE (202 BIRCH FOREST LANE) AND WILL PRESENT PLANS NEXT MONTH.
5. IN RESPONSE TO A QUESTION FROM THE FLOOR MELVIN EXPRESSED THE NEED TO CONSIDER AN INCREASE IN HOA FEES FOR THIS COMING YEAR (2020/2021) AND WOULD ELABORATE HIS PROPOSAL NEXT MONTH.

**CHANGE IN OWNERSHIP:**

FOUR

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
PHIL AND GAYLYNNE HANUS	4	18	17, 18, 19, 20	CLAYTON GEISENDORFF
FERMIN ORANDAY	3	14	17	VICENTA MORONES
JOHN AND MARILYN SCHOELLMAN	1	5	1, 2	DAVID DAIZ
TERRY AND KATHY DAHLKE	5	6	22, 23	STEVE AND BECKY MADISON

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:49 AM AND RECONVENED AT 9:18 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING, SECONDED BY MELVIN LEHMANN, TO ADJOURN THE MEETING WAS APPROVED AT 9:19 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED FOR **SATURDAY, SEPTEMBER 5, 2020 AT 8:00 AM** IN THE FIRE STATION FOLLOWED AT **10:00 AM** BY THE **ANNUAL MEETING**, ALSO AT THE FIRE STATION. THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY BOARD MEETING OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT

